

TOWN OF POLK
Plan Commission Minutes
May 5, 2009
Page 1

I. Call Meeting to Order - The meeting of the Plan Commission of the Town of Polk was called to order by Chairman Albert Schulteis at 7:30 pm.

A. Official Meeting Notice - Chairman Schulteis reported that the notice of the meeting was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel and posted at the Town Hall, Highway View School, Cedar Hills bulletin boards, and also posted on the Town of Polk website.

B. Roll Call - Members present: Chairman Albert Schulteis, Willard Heppe, Karen Reiter, Mark Peters, Robert Roecker, Marvin Kissinger, Supervisor Theodore Merten, guest Supervisor Harold Groth and Judy Stephenson, Zoning Secretary.

C. Approval of minutes for April 8, 2009 - Motion made by Karen Reiter to approve the April 8, 2009 minutes with corrections. Motion seconded by Robert Roecker. All voted in favor and motion carried.

II. Unfinished Business - none

III. New Business - Discussion/Possible Action on the Following:

A. Final CSM for one lot of .91 acres for Harvey and Donna Wichman, 9491 Fairway Circle, Milwaukee, property located at 4787 Fontana Beach Rd., West Bend. Tax Key T9-0125. Section 5. Zoned R-1 Residential.

Dale Spaeth spoke on behalf of the CSM. He stated that at the present time the property is set up in 4 lots; the Wichmans planned to add onto the existing house by the lake and that is when the requirements by Washington County to combine all lots into one lot would apply. He further stated that outlot 1 would have only an accessory building, and a septic system but no living area. Chairman Schulteis stated that a letter had been received from the Village of Slinger stating that the Village's Extraterritorial Land Division Authority would not apply because no new lots are being created.

Motion made by Mark Peters and seconded by Ted Merten to recommend to the Town Board approval of the final CSM for Harvey and Donna Wichman. All voted in favor and the motion passed.

TOWN OF POLK
Plan Commission Minutes
May 5, 2009
Page 2

B. Business Use Application for 5-Tenn LLC, 711 Judith Ct., West Bend, to operate a hardware retail store on 12.28 acre parcel in Section 24 on Hwy P owned by Douglas & Nancy Petsch. Zoned B-1 Business. Tax Key T9-0743-00D.

Todd Tennies stated that they are proposing a business concept plan with a 15,000 to 17,000 square foot building which may face north or face east, exact location has yet to be determined, but the entrance would be on Hwy P. He further stated that they would return to the Plan Commission at a future meeting with site construction drawings and detailed plans.

Motion made by Karen Reiter and seconded by Marvin Kissinger to recommend to the Town Board approval of the business use application for 5-Tenn LLC. All voted in favor and the motion passed.

C. Town of Polk Multi-Jurisdictional Comprehensive Plan

Discussion was held. In attendance were Nancy Anderson and Chris Parisey from SEWRPC and Josh Glass from Washington County Planning and Parks. Nancy Anderson stated that the corrections and notations asked for by the Plan Commission would be made and a corrected copy of the Comprehensive Plan would be provided.

Motion made by Robert Roecker and seconded by Karen Reiter to approve the draft copy of the Comprehensive Plan with corrections. After the corrected Plan is reviewed by the Plan Commission, the Open House will be scheduled. All voted in favor and the motion passed.

D. Zoning Violations - Judy Stephenson stated that a letter had been sent to a property on Pleasant Valley Rd. giving the owner 30 days to remove junk vehicles, scrap metal and refuse stored outside in the open. Discussion was held.

IV. Other Business

- A. Correspondence - none
- B. Informational items - none
- C. Board of Appeals - none
- D. Building Inspector's Report - none

TOWN OF POLK
Plan Commission Minutes
May 5, 2009
Page 3

V. Adjournment - Motion made by Karen Reiter and seconded by Mark Peters to adjourn. All voted in favor and the meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Judy Stephenson
Zoning Secretary